Sunbelt Realty



FOR SALE

Seru Blenchi 39

Seru Blenchi · Bonaire

Seru Blenchi 39 is a modern detached new-build home in Bonaire where you can choose from three interior concepts and...

US$ 579,000

Fixed price
Exempt from transfer tax - only 1.5% buyer's costs

- 3 bedrooms
- 2.5 bathrooms
- 166 m² living
- 690 m² plot
- Home

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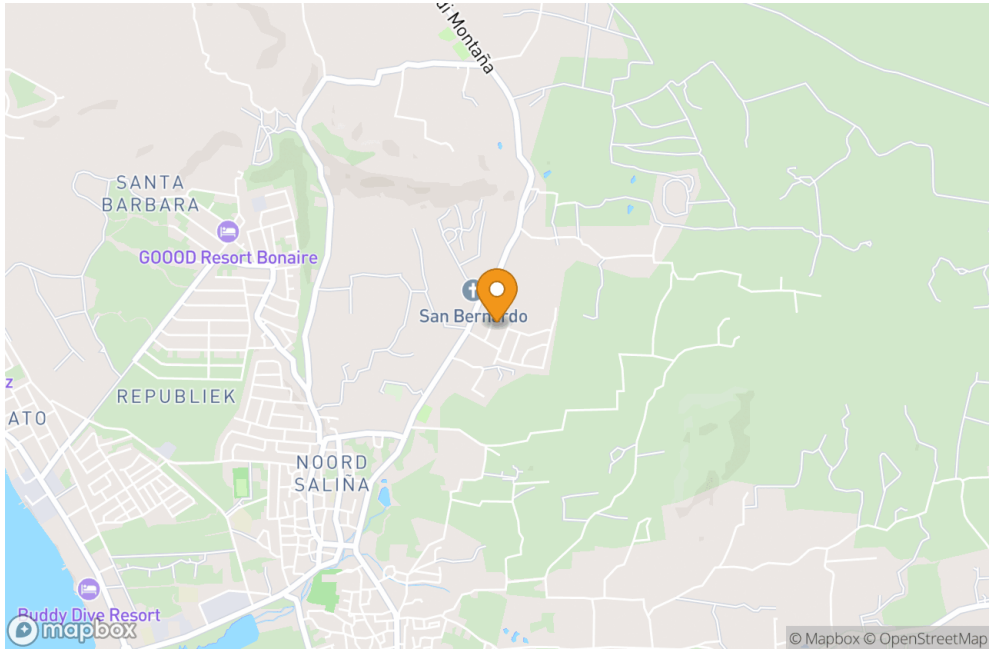
THE HIGHLIGHTS

What makes it special

- Detached new-build home on freehold land
- Ground-floor bedroom with adjoining shower room
- Fully enclosed garden with traditional Bonairian front wall
- Veranda for outdoor living
- Two upstairs bedrooms, one with a walk-in closet
- Private swimming pool with sun terrace available as an optional extra

The location

Seru Blenchi · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Seru Blenchi 39 - Detached new-build home on freehold land

Located within the Seru Blenchi development, this detached new-build home offers 166 m² of living space on a 690 m² freehold plot. The home features a veranda and a fully enclosed garden, with space to arrange the outdoor area to personal preference.

The ground floor comprises a living room, kitchen, bedroom with shower room and a separate toilet. Upstairs are two bedrooms, one with a walk-in closet, and a bathroom.

The plot will be delivered levelled and fully enclosed, with a traditional Bonairian wall along the front boundary and natural boundary fencing along the sides. A private swimming pool with sun terrace, carport and external storage room are available as optional extras.

The home at a glance

Neighbourhood	Seru Blenchi
Address	Seru Blenchi 39
Land	Freehold
Bedrooms	3
Bathrooms	2.5
Total living area	166 m²
Total ground area	690 m²
Maintenance status	Nieuwbouw

The home will be delivered with a modern kitchen, finished floors and walls, hot water and air conditioning in the bedrooms. Buyers can choose from three interior finishing styles: Beach look, Hout look Long Island and Cosmopolitan look. Air conditioning in the living room is optional.

Seru Blenchi is developed by Roosdom Tijhuis Bonaire and designed by EVE Architecten. The plot has a Woongebied I zoning designation, allowing rentals for periods longer than three months. The installations will undergo WEB inspection. An optional furniture and inventory package from Wire Interiors Bonaire can be viewed in the online moodboard.

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GOOD TO KNOW

The practical details

Layout

Inside, the home provides **166 m²** of living space, with a living room and a modern kitchen. The kitchen is delivered complete, together with technical installations including a hot water supply. Floors and walls are fully finished, with smoothly plastered and painted walls.

The house has three bedrooms, each with air conditioning, and **2.5 bathrooms** with finished interiors. Air conditioning can optionally be installed in the living room. Materials and finishes can be selected from the Beach look, Long Island Wood look, and Cosmopolitan look concepts.

Outside, the **690 m² plot** includes a leveled and fully fenced garden, with a traditional Bonairean wall at the front and natural fencing along the sides. Optional additions include a carport, external storage room, or swimming pool.

Technical specifications

- Construction method: solid prefab aerated concrete structure, suited to the Caribbean climate; extensions such as storage and carport/garage in concrete block.
- Roofing: pitched roofs with durable corrugated sheets in roof-tile profile (anthracite grey) and flat roofs with high-quality roofing.
- Floors: cement screed in a modern grey tone on the ground floor, ceramic tiles on the upper floor, and a finished concrete floor in the storage room.
- Facades: smoothly plastered and painted in carefully selected natural colors, harmonizing with the Bonairean surroundings.
- Frames and doors: aluminum profiles, powder-coated in grey tones, fitted with sun-reflective glass and insect screens on tilt-and-turn windows.
- Interiorconcept: choice of three concepts: Beach look, Long Island Wood look and Cosmopolitan look.
- Garden and fencing: garden leveled and fully enclosed with a traditional Bonairean wall at the front and natural fencing along the sides.

Disclaimer:

1. *This project is still under development. The information and images (including the site plan) are indicative and no rights can be derived from them.*
2. *The living area measurement is based on the net indoor space plus covered outdoor areas, such as, where applicable, a veranda, covered terrace, or external storage room. Not included are a wooden iroko carport and/or an uncovered sun terrace around the pool.*

GOOD TO KNOW

The practical details

Ownership and zoning

This villa is designated for residential use. Within the home, you are allowed to practice a profession or run a small business, provided this remains subordinate to the primary residential function. A maximum of 30% of the home or 50 m² (whichever is less) may be used for this purpose.
Rental is permitted, provided the rental period is longer than 3 months.

- Link to zoning map with marking: Zoning map
- Link to zoning description: Designation "Residential I" (only available in Dutch)

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

Including a share in the joint access road.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view of construction


Stone wall

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THE PHOTO GALLERY

Photographs







Beach look – Bonaire Whiptail



Hout look Long Island – Geelvleugel Amazone



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THE PHOTO GALLERY

Photographs









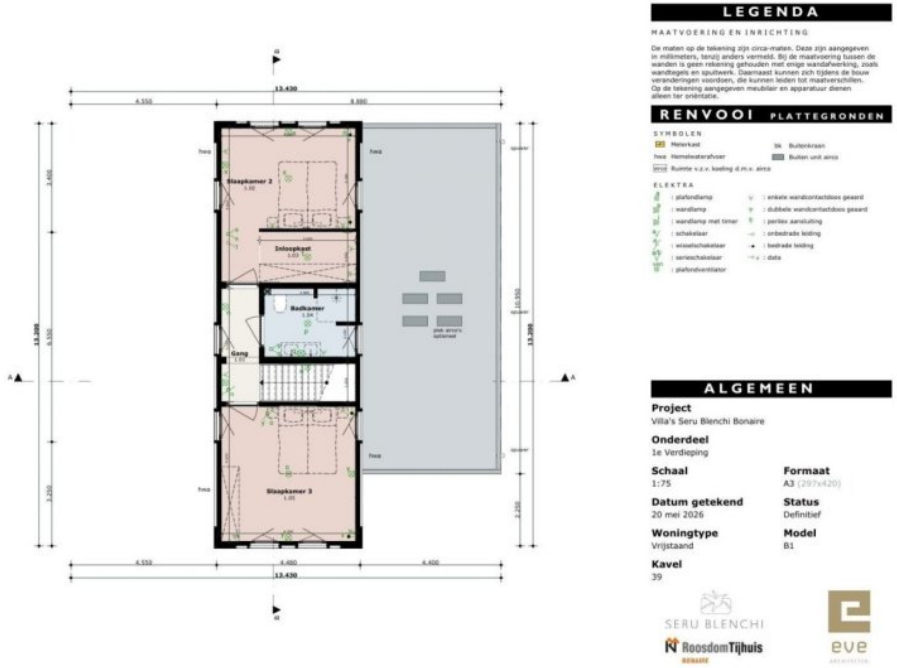
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THE PHOTO GALLERY

Floor plan



Ground floor



Floor plan

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SEE IT FOR YOURSELF

Experience it for yourself

Our team is on Bonaire and will arrange a viewing or answer any question about this property. Contact us to arrange a viewing.

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View the property online

sunbeltbonaire.com/en/for-sale/seru-blenchi-39-detached-new-build-home-on-freehold-land

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